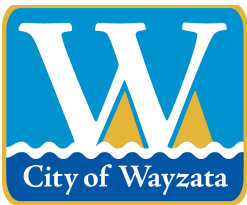


**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, APRIL 2, 2019**

WORKSHOP TOPICS FOR DISCUSSION:

1. Local Board of Appeal and Equalization (LBAE) Meeting (5:30 p.m.)
2. Review of Updated Boatworks Redevelopment Concept (immediately following the LBAE meeting)



City Council Workshop City Council Agenda Report

MEETING DATE: April 2, 2019	WORKSHOP AGENDA ITEM: 1.
TITLE: Local Board of Appeal and Equalization (LBAE) Meeting (5:30 p.m.)	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

DISCUSSION OBJECTIVE:

Actions Requested:

The Mayor should open the meeting and hear appeals in the following order:

1. Property owners who have met with the City Assessor but were unable to come to a mutual agreement on the estimated market value of their properties;
2. Property owners presenting their cases in advance of the meeting by letter or email; and
3. Property owners who have come directly to the Board without advance notice or without contacting the City Assessor prior to the meeting.

For appeals in which the City's Assessors were not made aware of prior to the meeting, staff recommends hearing the appeal and then continuing the meeting to April 16, 2019 in order to review and make recommendation.

The City Council may adjourn the meeting only if all appeals have been resolved.

BACKGROUND:

City of Wayzata property owners received valuation notices at the end of March and have been directed to contact the City's Commercial (Hennepin County) and Residential (Southwest Assessing) Assessors if they have questions or want to appeal their property value.

Attached are updated reports from Hennepin County and Southwest Assessing as well an overview of the valuation and appeal process from the City's March 2019 Portal. More comprehensive and county-wide valuation information can be reviewed at: <https://www.hennepin.us/propertytaxassessment>.

As of March 29th at 7:00 am, Southwest Assessing has received one residential appeal that has not been resolved. However, there is a discrepancy with the size of the unit and the assessors have not been able to enter the property. It may be resolved prior to the meeting.

On March 28th the County received one commercial appeal that will likely be resolved by the time of the meeting. Otherwise, there are no other commercial or residential appeals.

Staff will provide an update on these appeals and any new appeals as soon as information is available.

ATTACHMENTS:

1. Wayzata Local Board Report 2019
2. Single Family Home Sales Considered for the 2019 Assessment
3. 2019 Hennepin County Commercial Assessors Report
4. Portal March 2019

TO: Wayzata Mayor and City Councilmembers
City Administrator Jeff Dahl

FROM: Rolf Erickson, City Assessor

DATE: March 25, 2019

RE: Local Board of Review for January 2, 2019 Assessment

Annual Quintile, Sales, and New Construction Reviews

Each year, one fifth of the properties in the city are reviewed and the records are updated. For the 2019 assessment we viewed all single family homes in the area North of the 394 Cutoff and East of Hwy 101. The viewing, reviewing, and statistical analysis of all sales that sold between October 1, 2017 and September 30, 2018 in the City of Wayzata were made.

Other attachments included with this memo include a copy of the Wayzata page from the Hennepin County Assessor's report and a sales book generated from the new Hennepin County Vision assessment system which we are required to use. The sales book lists lakeshore sales first and then non-lake sales by story height.

The year 2018 was a very good year for real estate activity. Housing stock in Wayzata is continually being upgraded with new homes. The current market favors homes with open floor plans and many amenities. Old homes with small separate rooms are being razed, not upgraded. Wayzata has only 917 single family homes and the majority of these are located in "core Wayzata" (West of Bushaway Road and South of the 394/Hwy 12 bypass. Demand is great for the homes in this area. Off lake teardown homes have sold for \$300,000 to over \$1,000,000.

The higher priced condominium market has not increased greatly because there are two new buildings being constructed that compete with existing buildings. The lower priced condominiums and townhouses have increased at a higher rate because they are the only affordable housing units available in Wayzata. Original units in the Wayzata Villa Condos on Barry Avenue are selling for \$160,000 to \$170,000 for 1 bedroom units and \$195,000-\$205,000 for 2 bedroom units. The average increase in this complex was 20%.

There are 144 parcels with water influence in Wayzata. Of these parcels, 82 are waterfront properties and the remaining are lake access parcels. Of the waterfront properties, 6 are on Grays Bay, 12 are on Gleason Lake and the remaining 76 are located on the Lake Minnetonka, either on Wayzata Bay or Browns Bay. Of the main lake parcels, only 25 with homes were constructed after the year 2000. The values of the lakeshore properties located on Ferndale Road South, Harrington Road, and Ferndale Road West did not require large increases for this assessment. The lakeshore properties on Bushaway Road, where there were 3 of the 5 lakeshore sales for this assessment, increased an average of 27%. This large increase was needed because the lakeshore rates for this area had not been increased back to market after road construction had been completed on Bushaway Road. Former assessor Dan Distel had not increased the values for the 2016 assessment and not enough sales occurred until this year to substantiate the increase.

In regard to large valuation increases of properties especially the lower priced properties, Minnesota Law requires assessors to value properties at market value. The Minnesota Department of Revenue calculates a market condition adjusted price, or MCAP value which is used to determine growth needed for all areas of the state. There is no longer any limitation on market value growth, so it is impossible not to have large increases in market values where demand is raising prices of properties.

AGGREGATE PROPERTY TYPE GROWTH (Total market value growth of each property type)

	2017	2018	2019
Residential Lakeshore	8.9%	0.8%	5.9%
Residential off lake	5.4%	0%	5.1%
Condominium	18.4%	6.7%	2.9%
Townhouse	5.3%	2.2%	7.4%

Total Market Value 2018: \$2,058,332,700

Total Market Value 2019: \$2,185,432,300

New Improvements 2019: \$31,677,000

Net Change: 5.5% (See attached page from Hennepin County Assessor Report)

The above changes are total class changes. Individual property changes varied by location and amenities.

In the past, Minnesota law limited the amount that the taxable market value of residential properties could only be increased 10% a year. This law had a sunset clause that ended the law in 2009. Current law requires properties to be valued at market value with no limit. It also allows owners of homesteaded property to receive a rebate from Minnesota if their real estate taxes increase more than 12%. There is a cap of approximately \$1,000 on this rebate and it is not based on the property owner's income.

Under current law there is no limit to the amount that the market value of a property can be increased any year and the assessor is required to value properties on January 2nd at full market value.

The Local Board of Review can address only questions of "Estimated Market Value" and "Classification" (see definitions below) for the January 2, 2019 Assessment (taxes payable in 2020). The board can make reductions in value not to exceed one percent of the current total market value of the City. There is no limit to the change allowed of individual properties.

Minnesota law requires that the assessor value property at market value. Market value is defined by the Minnesota Department of Revenue as:

" 'Market value' means the usual selling price at the place where the property to which the term is applied shall be at the time of assessment; being the price which could be obtained at a private sale or an auction sale, if it is determined by the assessor that the price from the auction sale represents an arm's-length transaction. The price obtained at a forced sale shall not be considered."

Classification: Classification is the use of a property as defined by state law. The most common classifications are apartment, double bungalow, triplex, commercial, industrial, farm, residential and residential lakeshore. Homestead is also a classification.

CITY OF WAYZATA

SINGLE FAMILY HOME SALES CONSIDERED FOR THE 2019 ASSESSMENT

Lakeshore	2-7
1 Story	8-20
Split Entry & Split Level	22
1 $\frac{1}{4}$, 1 $\frac{1}{2}$, 1 $\frac{3}{4}$ Story	23-28
2 Story	29-42



415 CARPENTERS PT

08-117-22-21-0018

2019 ESTIMATED MARKET VALUE : \$1,975,000

PROPERTY TYPE:

Single Family

SALE DATE : April 17, 2018
 NET SALE PRICE : \$1,975,000
 ANNUAL MCAP ADJ : .0554
 MCAP SALE PRICE : \$2,056,534

SALE DATE: August 28, 2013
 SALE PRICE: \$502,300

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2015
 GROUND FL SF : 2,300
 TOTAL ABOVE GRADE SF : 2,300
 BASEMENT SF : 2,300
 BASEMENT % FIN : 70%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 180
 OPEN PORCH SF : 80
 DECK SF : 350

GARAGES

GARAGE 1 SF : 875
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
 LOT ACRES : .29

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Lake Access on Grays Bay



972 SHADY LA E

06-117-22-44-0010

2019 ESTIMATED MARKET VALUE : \$2,976,000

PROPERTY TYPE:

Single Family

SALE DATE : November 15, 2017
 NET SALE PRICE : \$2,897,000
 ANNUAL MCAP ADJ : .0554
 MCAP SALE PRICE : \$3,085,163

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1986
 GROUND FL SF : 3,766
 TOTAL ABOVE GRADE SF : 5,310
 BASEMENT SF : 1,883
 BASEMENT % FIN : 50%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 4
 # 3/4 BATHS : 0
 # HALF BATHS : 2
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 231
 OPEN PORCH SF : 0
 DECK SF : 0

GARAGES

GARAGE 1 SF : 1,036
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
 LOT ACRES : .92

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 135

APPRAISER COMMENTS

Wayzata Bay



686 FERNDAL RD W

01-117-23-33-0034

2019 ESTIMATED MARKET VALUE : \$4,131,000

PROPERTY TYPE:

Single Family

SALE DATE : August 2, 2018
NET SALE PRICE : \$4,150,000
ANNUAL MCAP ADJ : .0554
MCAP SALE PRICE : \$4,244,325

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1993
GROUND FL SF : 3,933
TOTAL ABOVE GRADE SF : 7,444
BASEMENT SF : 2,753
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 4
3/4 BATHS : 0
HALF BATHS : 3
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 132
OPEN PORCH SF : 150
DECK SF : 300

GARAGES

GARAGE 1 SF : 1,058
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 42,253
LOT ACRES : .97

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 150

APPRAISER COMMENTS



555 BUSHAWAY RD

08-117-22-23-0007

2019 ESTIMATED MARKET VALUE : \$4,595,000

PROPERTY TYPE:

Single Family

SALE DATE : June 22, 2018
 NET SALE PRICE : \$4,646,899
 ANNUAL MCAP ADJ : .0554
 MCAP SALE PRICE : \$4,795,432

SALE DATE: October 19, 2012
 SALE PRICE: \$4,400,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1929
 GROUND FL SF : 2,800
 TOTAL ABOVE GRADE SF : 5,600
 BASEMENT SF : 2,240
 BASEMENT % FIN : 30%
 WALKOUT : Yes

CENTRAL AC : No
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 7
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 8

PORCHES / DECKS

ENCLOSED PORCH SF : 858
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 456
 DECK SF : 0

GARAGES

GARAGE 1 SF : 880
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 125,453
 LOT ACRES : 2.88

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 285

APPRAISER COMMENTS



601 BUSHAWAY RD

08-117-22-23-0012

2019 ESTIMATED MARKET VALUE : \$5,193,000

PROPERTY TYPE:

Single Family

SALE DATE : December 9, 2017
 NET SALE PRICE : \$5,000,000
 ANNUAL MCAP ADJ : .0554
 MCAP SALE PRICE : \$5,300,870

SALE DATE: June 6, 2014
 SALE PRICE: \$0

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1919
 GROUND FL SF : 3,850
 TOTAL ABOVE GRADE SF : 7,700
 BASEMENT SF : 1,925
 BASEMENT % FIN : 40%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 5
 # 3/4 BATHS : 0
 # HALF BATHS : 3
 # BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 240
 DECK SF : 1,400

GARAGES

GARAGE 1 SF : 820
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 100,624
 LOT ACRES : 2.31

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 215

APPRAISER COMMENTS



639 BUSHAWAY RD

08-117-22-23-0001

2019 ESTIMATED MARKET VALUE : \$6,076,000

PROPERTY TYPE:

Single Family

SALE DATE : July 24, 2018
 NET SALE PRICE : \$6,800,000
 ANNUAL MCAP ADJ : .0554
 MCAP SALE PRICE : \$6,985,885

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1997
 GROUND FL SF : 4,228
 TOTAL ABOVE GRADE SF : 5,810
 BASEMENT SF : 4,228
 BASEMENT % FIN : 90%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 5
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 200
 DECK SF : 500

GARAGES

GARAGE 1 SF : 1,170
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 1,170
 GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 130,680
 LOT ACRES : 3.00

LAKE : Minnetonka
 EFFECTIVE LAKE FRONT FT : 270

APPRAISER COMMENTS



340 RIDGEVIEW DR E

06-117-22-21-0018

2019 ESTIMATED MARKET VALUE : \$255,000

PROPERTY TYPE:

Single Family

SALE DATE : October 3, 2017
 NET SALE PRICE : \$200,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$213,876

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1950
 GROUND FL SF : 1,000
 TOTAL ABOVE GRADE SF : 1,000
 BASEMENT SF : 1,000
 BASEMENT % FIN : 0%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 1
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 0

GARAGES

GARAGE 1 SF : 529
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
 LOT ACRES : .29

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1407 HOLDRIDGE LA

05-117-22-41-0001

2019 ESTIMATED MARKET VALUE : \$272,000

PROPERTY TYPE:

Single Family

SALE DATE : August 16, 2018
NET SALE PRICE : \$350,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$357,914

SALE DATE: September 26, 2008
SALE PRICE: \$160,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 1,683
TOTAL ABOVE GRADE SF : 1,683
BASEMENT SF : 1,683
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



235 BYRONDALE AVE N

06-117-22-14-0017

2019 ESTIMATED MARKET VALUE : \$395,000

PROPERTY TYPE:

Single Family

SALE DATE : April 12, 2018
NET SALE PRICE : \$365,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$379,990

SALE DATE: December 30, 2013
SALE PRICE: \$310,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,325
TOTAL ABOVE GRADE SF : 1,325
BASEMENT SF : 1,325
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 320

GARAGES

GARAGE 1 SF : 312
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



309 WISE AVE S

06-117-22-41-0041

2019 ESTIMATED MARKET VALUE : \$268,000

PROPERTY TYPE:

Single Family

SALE DATE : June 25, 2018
NET SALE PRICE : \$417,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$430,260

SALE DATE: December 7, 2017
SALE PRICE: \$394,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1950
GROUND FL SF : 513
TOTAL ABOVE GRADE SF : 513
BASEMENT SF : 513
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 260
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



521 SHADYWAY RD

06-117-22-11-0016

2019 ESTIMATED MARKET VALUE : \$446,000

PROPERTY TYPE:

Single Family

SALE DATE : April 27, 2018
 NET SALE PRICE : \$420,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$437,249

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1957
 GROUND FL SF : 1,688
 TOTAL ABOVE GRADE SF : 1,688
 BASEMENT SF : 1,688
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 1
 # 3/4 BATHS : 1
 # HALF BATHS : 0
 # BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 180
 DECK SF : 0

GARAGES

GARAGE 1 SF : 462
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 60,113
 LOT ACRES : 1.38

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



816 PARK ST E

06-117-22-13-0088

2019 ESTIMATED MARKET VALUE : \$465,000

PROPERTY TYPE:

Single Family

SALE DATE : May 3, 2018
NET SALE PRICE : \$440,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$456,027

SALE DATE: October 13, 2004
SALE PRICE: \$344,900

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1948
GROUND FL SF : 1,176
TOTAL ABOVE GRADE SF : 1,176
BASEMENT SF : 470
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 456

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1506 HOLDRIDGE LA

05-117-22-41-0009

2019 ESTIMATED MARKET VALUE : \$555,000

PROPERTY TYPE:

Single Family

SALE DATE : May 7, 2018
 NET SALE PRICE : \$455,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$471,573

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1955
 GROUND FL SF : 1,880
 TOTAL ABOVE GRADE SF : 1,880
 BASEMENT SF : 1,692
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 3
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 0

GARAGES

GARAGE 1 SF : 510
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 57,499
 LOT ACRES : 1.32

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



429 RICE ST E

06-117-22-24-0055

2019 ESTIMATED MARKET VALUE : \$562,000

PROPERTY TYPE:

Single Family

SALE DATE : November 30, 2018
NET SALE PRICE : \$583,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$588,238

SALE DATE: March 1, 2018
SALE PRICE: \$565,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1960
GROUND FL SF : 1,456
TOTAL ABOVE GRADE SF : 1,456
BASEMENT SF : 1,165
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 192

GARAGES

GARAGE 1 SF : 487
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



399 RIDGEVIEW DR E

06-117-22-21-0063

2019 ESTIMATED MARKET VALUE : \$646,000

PROPERTY TYPE:

Single Family

SALE DATE : January 19, 2018
 NET SALE PRICE : \$600,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$633,078

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1996
 GROUND FL SF : 1,750
 TOTAL ABOVE GRADE SF : 1,750
 BASEMENT SF : 1,750
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 154
 DECK SF : 320

GARAGES

GARAGE 1 SF : 700
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 49,223
 LOT ACRES : 1.13

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



675 HILLSIDE DR W

01-117-23-32-0010

2019 ESTIMATED MARKET VALUE : \$1,064,000

PROPERTY TYPE:

Single Family

SALE DATE : February 19, 2019
 NET SALE PRICE : \$1,065,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$1,065,000

SALE DATE: February 27, 2018
 SALE PRICE: \$750,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1987
 GROUND FL SF : 2,685
 TOTAL ABOVE GRADE SF : 2,685
 BASEMENT SF : 2,685
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 0
 # 3/4 BATHS : 1
 # HALF BATHS : 2
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 289
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 40
 DECK SF : 400

GARAGES

GARAGE 1 SF : 665
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 76,666
 LOT ACRES : 1.76

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



345 HIGHCROFT LA

01-117-23-42-0010

2019 ESTIMATED MARKET VALUE : \$1,293,000

PROPERTY TYPE:

Single Family

SALE DATE : March 19, 2018
 NET SALE PRICE : \$1,460,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$1,526,773

SALE DATE: October 23, 2008
 SALE PRICE: \$1,400,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1960
 GROUND FL SF : 2,800
 TOTAL ABOVE GRADE SF : 2,800
 BASEMENT SF : 2,240
 BASEMENT % FIN : 60%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 3
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 316
 DECK SF : 400

GARAGES

GARAGE 1 SF : 792
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 121,097
 LOT ACRES : 2.78

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



460 PEAVEY RD

01-117-23-43-0001

2019 ESTIMATED MARKET VALUE : \$1,777,000

PROPERTY TYPE:

Single Family

SALE DATE : October 31, 2017
NET SALE PRICE : \$1,685,723
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$1,802,680

SALE DATE: October 25, 2002
SALE PRICE: \$1,370,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 3,128
TOTAL ABOVE GRADE SF : 3,128
BASEMENT SF : 3,128
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 176
DECK SF : 0

GARAGES

GARAGE 1 SF : 850
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 70,567
LOT ACRES : 1.62

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



322 BUSHAWAY RD

05-117-22-34-0024

2019 ESTIMATED MARKET VALUE : \$2,266,000

PROPERTY TYPE:

Single Family

SALE DATE : December 29, 2017
 NET SALE PRICE : \$2,225,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$2,358,186

SALE DATE: September 17, 2013
 SALE PRICE: \$550,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2014
 GROUND FL SF : 2,570
 TOTAL ABOVE GRADE SF : 2,570
 BASEMENT SF : 2,570
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 217
 OPEN PORCH SF : 238
 DECK SF : 390

GARAGES

GARAGE 1 SF : 1,157
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 94,961
 LOT ACRES : 2.18

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



121 RIDGEVIEW DR E

31-118-22-33-0022

2019 ESTIMATED MARKET VALUE : \$435,000

PROPERTY TYPE:

Single Family

SALE DATE : July 25, 2018
 NET SALE PRICE : \$442,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$454,020

SALE DATE: February 19, 2004
 SALE PRICE: \$420,000

BUILDING CHARACTERISTICS

STORIES : Split Level
 AGE : 1956
 GROUND FL SF : 1,381
 TOTAL ABOVE GRADE SF : 1,381
 BASEMENT SF : 1,328
 BASEMENT % FIN : 60%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 180
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 201

GARAGES

GARAGE 1 SF : 435
 GARAGE 1 TYPE : Tuck Under Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810
 LOT ACRES : .34

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



315 BARRY AVE N

06-117-22-22-0003

2019 ESTIMATED MARKET VALUE : \$426,000

PROPERTY TYPE:

Single Family

SALE DATE : August 21, 2018
 NET SALE PRICE : \$450,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$460,175

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
 AGE : 1947
 GROUND FL SF : 1,120
 TOTAL ABOVE GRADE SF : 1,677
 BASEMENT SF : 1,120
 BASEMENT % FIN : 0%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 3
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 36
 DECK SF : 400

GARAGES

GARAGE 1 SF : 404
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
 LOT ACRES : .29

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



216 BARRY AVE N

06-117-22-21-0035

2019 ESTIMATED MARKET VALUE : \$519,000

PROPERTY TYPE:

Single Family

SALE DATE : June 15, 2018
 NET SALE PRICE : \$551,250
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$568,779

SALE DATE: February 17, 2011
 SALE PRICE: \$402,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
 AGE : 1946
 GROUND FL SF : 833
 TOTAL ABOVE GRADE SF : 1,193
 BASEMENT SF : 750
 BASEMENT % FIN : 70%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 108
 DECK SF : 368

GARAGES

GARAGE 1 SF : 576
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
 LOT ACRES : .20

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



133 RIDGEVIEW DR E

31-118-22-33-0023

2019 ESTIMATED MARKET VALUE : \$682,000

PROPERTY TYPE:

Single Family

SALE DATE : November 15, 2017
NET SALE PRICE : \$640,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$681,350

SALE DATE: February 27, 2003
SALE PRICE: \$300,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1956
GROUND FL SF : 1,774
TOTAL ABOVE GRADE SF : 2,619
BASEMENT SF : 1,774
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 122
DECK SF : 109

GARAGES

GARAGE 1 SF : 600
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1045 LAKE ST E

06-117-22-44-0015

2019 ESTIMATED MARKET VALUE : \$479,000

PROPERTY TYPE:

Single Family

SALE DATE : February 28, 2018
 NET SALE PRICE : \$484,500
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$508,929

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
 AGE : 1907
 GROUND FL SF : 1,144
 TOTAL ABOVE GRADE SF : 1,900
 BASEMENT SF : 801
 BASEMENT % FIN : 0%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 264
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 136
 DECK SF : 280

GARAGES

GARAGE 1 SF : 240
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
 LOT ACRES : .21

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



120 BENTON AVE N

06-117-22-14-0052

2019 ESTIMATED MARKET VALUE : \$469,000

PROPERTY TYPE:

Single Family

SALE DATE : August 7, 2018
 NET SALE PRICE : \$512,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$523,577

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
 AGE : 1930
 GROUND FL SF : 810
 TOTAL ABOVE GRADE SF : 1,263
 BASEMENT SF : 567
 BASEMENT % FIN : 30%
 WALKOUT : No

CENTRAL AC : No
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 1
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 18
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 54
 DECK SF : 400

GARAGES

GARAGE 1 SF : 430
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,939
 LOT ACRES : .32

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



191 HUNTERS GLEN RD

05-117-22-11-0060

2019 ESTIMATED MARKET VALUE : \$642,000

PROPERTY TYPE:

Single Family

SALE DATE : September 20, 2018
NET SALE PRICE : \$650,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$661,732

SALE DATE: March 28, 2003
SALE PRICE: \$535,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1984
GROUND FL SF : 1,886
TOTAL ABOVE GRADE SF : 3,373
BASEMENT SF : 1,886
BASEMENT % FIN : 20%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 300

GARAGES

GARAGE 1 SF : 768
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 484
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 33,541
LOT ACRES : .77

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



128 BROADWAY AVE N

06-117-22-13-0065

2019 ESTIMATED MARKET VALUE : \$554,000

PROPERTY TYPE:

Single Family

SALE DATE : January 12, 2018
NET SALE PRICE : \$415,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$437,879

SALE DATE: August 15, 2016
SALE PRICE: \$360,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,424
TOTAL ABOVE GRADE SF : 2,798
BASEMENT SF : 1,312
BASEMENT % FIN : 90%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 104
DECK SF : 169

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,276
LOT ACRES : .19

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



135 BROADWAY AVE N

06-117-22-13-0060

2019 ESTIMATED MARKET VALUE : \$291,000

PROPERTY TYPE:

Single Family

SALE DATE : June 14, 2018
 NET SALE PRICE : \$600,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$619,079

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1910
 GROUND FL SF : 625
 TOTAL ABOVE GRADE SF : 1,250
 BASEMENT SF : 625
 BASEMENT % FIN : 0%
 WALKOUT : No

CENTRAL AC : No
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 1
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 164
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 30
 DECK SF : 0

GARAGES

GARAGE 1 SF : 440
 GARAGE 1 TYPE : Detached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
 LOT ACRES : .17

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1435 LASALLE ST

05-117-22-34-0022

2019 ESTIMATED MARKET VALUE : \$704,000

PROPERTY TYPE:

Single Family

SALE DATE : May 14, 2018
 NET SALE PRICE : \$715,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$741,043

SALE DATE: April 10, 2017
 SALE PRICE: \$658,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1927
 GROUND FL SF : 1,546
 TOTAL ABOVE GRADE SF : 2,746
 BASEMENT SF : 1,546
 BASEMENT % FIN : 40%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 3
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 112
 OPEN PORCH SF : 0
 DECK SF : 600

GARAGES

GARAGE 1 SF : 520
 GARAGE 1 TYPE : Tuck Under Garage
 GARAGE 2 SF : 410
 GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 25,265
 LOT ACRES : .58

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



808 PARK ST E

06-117-22-13-0077

2019 ESTIMATED MARKET VALUE : \$897,000

PROPERTY TYPE:

Single Family

SALE DATE : May 10, 2018
 NET SALE PRICE : \$847,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$877,851

SALE DATE : January 30, 2004
 SALE PRICE : \$235,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2004
 GROUND FL SF : 1,868
 TOTAL ABOVE GRADE SF : 3,350
 BASEMENT SF : 1,494
 BASEMENT % FIN : 20%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 208
 DECK SF : 170

GARAGES

GARAGE 1 SF : 1,032
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
 LOT ACRES : .21

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1840 CROSBY RD

05-117-22-44-0036

2019 ESTIMATED MARKET VALUE : \$795,000

PROPERTY TYPE:

Single Family

SALE DATE : June 29, 2018
 NET SALE PRICE : \$890,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$918,301

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1983
 GROUND FL SF : 1,532
 TOTAL ABOVE GRADE SF : 2,764
 BASEMENT SF : 1,532
 BASEMENT % FIN : 70%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 1
 # 3/4 BATHS : 1
 # HALF BATHS : 1
 # BEDROOMS : 9

PORCHES / DECKS

ENCLOSED PORCH SF : 180
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 260
 DECK SF : 300

GARAGES

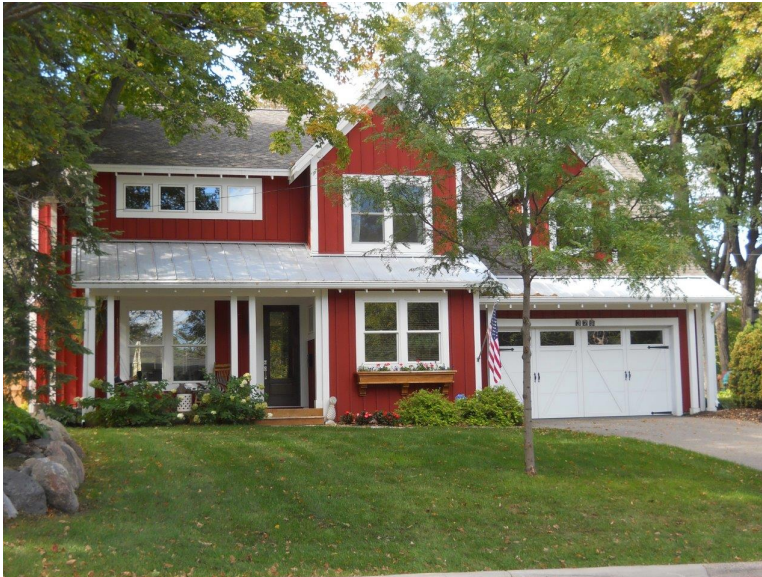
GARAGE 1 SF : 858
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
 LOT ACRES : .92

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



329 BROADWAY AVE N

06-117-22-12-0042

2019 ESTIMATED MARKET VALUE : \$901,000

PROPERTY TYPE:

Single Family

SALE DATE : March 23, 2018
NET SALE PRICE : \$915,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$956,848

SALE DATE: September 10, 2012
SALE PRICE: \$750,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2012
GROUND FL SF : 1,747
TOTAL ABOVE GRADE SF : 2,872
BASEMENT SF : 1,223
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 119
DECK SF : 0

GARAGES

GARAGE 1 SF : 666
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



113 HIGHLAND LA W

01-117-23-14-0008

2019 ESTIMATED MARKET VALUE : \$868,000

PROPERTY TYPE:

Single Family

SALE DATE : March 12, 2018
 NET SALE PRICE : \$926,500
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$968,873

SALE DATE: January 30, 2013
 SALE PRICE: \$715,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2018
 GROUND FL SF : 2,590
 TOTAL ABOVE GRADE SF : 4,608
 BASEMENT SF : 1,575
 BASEMENT % FIN : 0%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 3
 # 3/4 BATHS : 2
 # HALF BATHS : 1
 # BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 251
 DECK SF : 0

GARAGES

GARAGE 1 SF : 682
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 44,431
 LOT ACRES : 1.02

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



215 CHICAGO AVE N

06-117-22-13-0094

2019 ESTIMATED MARKET VALUE : \$975,000

PROPERTY TYPE:

Single Family

SALE DATE : August 17, 2018
 NET SALE PRICE : \$990,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$1,012,386

SALE DATE: December 29, 2014
 SALE PRICE: \$909,400

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2014
 GROUND FL SF : 1,949
 TOTAL ABOVE GRADE SF : 3,348
 BASEMENT SF : 1,949
 BASEMENT % FIN : 80%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 4
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 60
 DECK SF : 192

GARAGES

GARAGE 1 SF : 591
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
 LOT ACRES : .20

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



110 GLEAHAVEN RD

05-117-22-13-0041

2019 ESTIMATED MARKET VALUE : \$1,057,000

PROPERTY TYPE:

Single Family

SALE DATE : December 22, 2017
 NET SALE PRICE : \$1,110,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$1,176,443

SALE DATE: June 3, 2014
 SALE PRICE: \$170,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 2014
 GROUND FL SF : 2,368
 TOTAL ABOVE GRADE SF : 3,000
 BASEMENT SF : 2,368
 BASEMENT % FIN : 90%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 1
 # FULL BATHS : 2
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 250
 OPEN PORCH SF : 104
 DECK SF : 0

GARAGES

GARAGE 1 SF : 969
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,504
 LOT ACRES : .31

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



110 FERNDALE RD S

06-117-22-23-0358

2019 ESTIMATED MARKET VALUE : \$1,250,000

PROPERTY TYPE:

Single Family

SALE DATE : February 15, 2018
 NET SALE PRICE : \$1,150,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$1,207,985

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1993
 GROUND FL SF : 2,688
 TOTAL ABOVE GRADE SF : 4,205
 BASEMENT SF : 2,150
 BASEMENT % FIN : 90%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 1
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 50
 DECK SF : 500

GARAGES

GARAGE 1 SF : 976
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 0
 GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 54,014
 LOT ACRES : 1.24

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



715 RICE ST E

06-117-22-13-0001

2019 ESTIMATED MARKET VALUE : \$1,894,000

PROPERTY TYPE:

Single Family

SALE DATE : January 11, 2018
NET SALE PRICE : \$1,725,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$1,820,099

SALE DATE: June 1, 2016
SALE PRICE: \$1,712,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2001
GROUND FL SF : 2,407
TOTAL ABOVE GRADE SF : 4,222
BASEMENT SF : 1,926
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 149
DECK SF : 400

GARAGES

GARAGE 1 SF : 706
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



494 BOVEY RD

01-117-23-43-0020

2019 ESTIMATED MARKET VALUE : \$1,971,000

PROPERTY TYPE:

Single Family

SALE DATE : July 18, 2018
 NET SALE PRICE : \$2,050,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$2,105,750

SALE DATE: January 4, 2016
 SALE PRICE: \$0

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1982
 GROUND FL SF : 2,356
 TOTAL ABOVE GRADE SF : 4,566
 BASEMENT SF : 2,356
 BASEMENT % FIN : 70%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 1
 # FULL BATHS : 3
 # 3/4 BATHS : 0
 # HALF BATHS : 1
 # BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 0
 DECK SF : 374

GARAGES

GARAGE 1 SF : 768
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 432
 GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 39,640
 LOT ACRES : .91

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



175 WESTWOOD LA S

01-117-23-14-0048

2019 ESTIMATED MARKET VALUE : \$2,422,000

PROPERTY TYPE:

Single Family

SALE DATE : June 13, 2018
 NET SALE PRICE : \$2,550,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$2,631,087

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
 AGE : 1969
 GROUND FL SF : 3,204
 TOTAL ABOVE GRADE SF : 5,832
 BASEMENT SF : 3,204
 BASEMENT % FIN : 90%
 WALKOUT : No

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 0
 # FULL BATHS : 5
 # 3/4 BATHS : 0
 # HALF BATHS : 2
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 445
 DECK SF : 300

GARAGES

GARAGE 1 SF : 816
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 676
 GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 54,450
 LOT ACRES : 1.25

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



629 FERNDAL RD W

01-117-23-33-0030

2019 ESTIMATED MARKET VALUE : \$2,304,000

PROPERTY TYPE:

Single Family

SALE DATE : December 1, 2017
NET SALE PRICE : \$2,750,000
ANNUAL MCAP ADJ : .0551
MCAP SALE PRICE : \$2,914,612

SALE DATE: February 9, 2007
SALE PRICE: \$2,842,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1930
GROUND FL SF : 3,252
TOTAL ABOVE GRADE SF : 5,352
BASEMENT SF : 2,602
BASEMENT % FIN : 20%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 4
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 500

GARAGES

GARAGE 1 SF : 912
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 252
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 109,771
LOT ACRES : 2.52

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



155 PEAVEY LA

01-117-23-42-0001

2019 ESTIMATED MARKET VALUE : \$548,000

PROPERTY TYPE:

Three Family

SALE DATE : December 28, 2018
 NET SALE PRICE : \$710,000
 ANNUAL MCAP ADJ : .0551
 MCAP SALE PRICE : \$713,182

SALE DATE : March 30, 2018
 SALE PRICE : \$550,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 1962
 GROUND FL SF : 2,638
 TOTAL ABOVE GRADE SF : 2,638
 BASEMENT SF : 2,374
 BASEMENT % FIN : 80%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 0
 # DELUXE BATHS : 0
 # FULL BATHS : 4
 # 3/4 BATHS : 0
 # HALF BATHS : 0
 # BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
 SCREENED PORCH SF : 0
 OPEN PORCH SF : 245
 DECK SF : 90

GARAGES

GARAGE 1 SF : 675
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 675
 GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 29,185
 LOT ACRES : .67

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Hennepin County Assessor Department

A-2103 Government Center
300 South Sixth Street
Minneapolis, Minnesota 55487-0213

www.hennepin.us

TO: Jeffery Dahl, City Manager- City of Wayzata
FROM: Earl Zent, Assistant Hennepin County Assessor- Hennepin County
DATE: March 27, 2019
RE: Commercial/Industrial/Apartment Valuation Summary For The
Wayzata Local Board Meeting on April 2, 2019

Wayzata in detail

Provided as part of this memo is an excerpt from the Hennepin County Assessor's Office 2019 Annual Assessment Report. Page 98 provides a detailed by property type review of how values changed from 2018 to 2019.

As indicated within this report, Wayzata had an overall value growth of 5.5% including all properties. Most property growth came from new construction, mainly in the residential areas of the city.

Commercial

In general, the commercial market in Wayzata is stabilized with some small pockets of growth. One area towards the east side still needs to achieve market stabilization. The overall value increase, including new construction was 5.3%. The increase was 5.2% without the addition of new construction.

A majority of the 142 commercial properties in Wayzata had values that were either unchanged or had increases that were less than 5%. Several parcels had increases greater than 5% due to specific market adjustment observations.

Retail occupancy in the Presbyterian Homes project remains to below general market standards. Staff are keeping a visual on this project and will react to value changes as this project fills up.

Marina parcels located on Lake Minnetonka were also reviewed for the 1/2/2019 assessment. Either by parcel level and or in totality, many of these values received

Page 2

increases. Some are substantial exceeding 50% increases on a parcel level. These changes resulted from several recent marina sales on the lake. The Wayzata Yacht Club is located within the City of Wayzata and received a substantial value increase.

Industrial

The Century Link building on Central Avenue N is the only property that is classified Industrial in the City of Wayzata. This property's value was reviewed with the value being increased by 16.5%.

Apartments

The apartment market continues to be strong with increasing rents and low vacancy. The overall increase was 7.3% from last year's assessment. This increase included no new construction.

Calls reviewed from the 1/2/2019 valuation notices

(These changes have been completed with no action required from the board.)

To date, staff have received several calls with questions relating to value changes.

Apartment Reviews

An apartment owner requested reviews on three parcels: They are:

06 117 22 13 0071 Underhill Apt. – value reduction of 4.64% occurred after review

06 117 22 23 0018 Highland Apt. – value reduction of 6.88% occurred after review

06 117 22 41 0034 Wayzata Terrace – value reduction of 7.65% occurred after review

The above indicate reductions resulted after making physical inspections and reviewing actual income and expense data as provided by the owner.

Commercial Reviews

A review was completed on a commercial restaurant parcel. PID 06 117 22 42 0014.

Page 3

Bellecore Restaurant was reviewed per request of the tenant. Upon review of information provided, including an appraisal provided by landlord on tenant's behalf, the value was reduced to \$1,950,000 for the 1/2/2019 assessment.

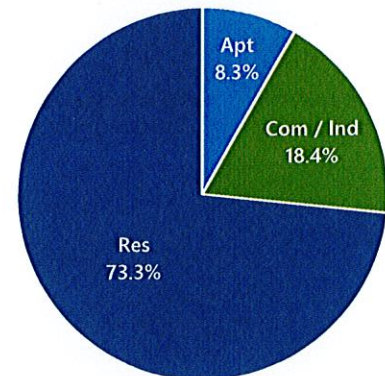
City Totals

Estimated Market Value	+ 6.2%	2,185,432,300
Deferred Value	+ 3.1%	20,443,000
Homestead Exclusion	- 17.8%	3,251,880
Veteran's Exclusion	0.0%	1,350,000
Taxable Market Value	+ 6.2%	2,180,830,420
Net Tax Capacity	+ 6.1%	28,431,300

Residential Single Family Houses

Market Growth	6.0%
Median Est Mkt Value	642,000
Median Year Built	1958
# New Houses	16

Estimated Market Value by Property Type



Property Type	Parcels	2018 Est Market Value	Parcels	2019 Est Market Value	Gross Growth	New Construction Parcels	Improvement Val	Market Growth
Apartment	26	168,336,400	27	180,892,200	7.5%	0	0	7.3%
Apartment (A)	25	168,216,400	27	180,892,200	7.5%	0	0	7.3%
Vacant Apt Land (LA)	1	120,000	0					
Commercial / Industrial	141	382,764,000	142	402,905,100	5.3%	8	3,969,000	5.2%
Automotive (C)	8	22,698,000	8	23,896,000	5.3%	0	0	5.3%
Bank (C)	4	15,193,000	4	15,030,000	-1.1%	0	0	-1.1%
Food (C)	6	15,429,000	6	15,435,000	0.0%	0	0	0.0%
Golf Course (C)	2	3,099,000	2	3,099,000	0.0%	0	0	0.0%
Hospitality (C)	1	20,700,000	1	20,700,000	0.0%	0	0	0.0%
Industrial (I)	1	1,304,000	1	1,519,000	16.5%	0	0	16.5%
Marina (C)	3	6,787,000	3	5,979,000	-11.9%	0	0	2.1%
Medical (C)	6	21,263,000	6	21,429,000	0.8%	0	0	0.8%
Office (C)	46	173,558,000	45	180,459,000	4.0%	1	2,000,000	4.9%
Railroad (CR)	6	0	6	0		0	0	
Retail (C)	32	88,781,100	36	100,579,000	13.3%	7	1,969,000	10.2%
Utility (U)	2	515,000	2	523,000	1.6%	0	0	1.6%
Other Commercial (C)	7	7,794,800	5	7,243,000	-7.1%	0	0	5.7%
Vacant Com/Ind Land (LC / LI)	17	5,642,100	17	7,014,100	24.3%	0	0	7.7%
Residential	1,645	1,507,232,300	1,682	1,601,635,000	6.3%	93	27,708,000	5.4%
Condominium (X)	296	217,779,000	333	217,318,500	-0.2%	5	647,000	2.9%
Duplex (DB) / Triplex (TP)	26	10,659,000	26	11,306,000	6.1%	1	277,000	3.5%
Single Family (R / RL)	917	1,057,667,000	925	1,142,874,000	8.1%	79	25,767,000	6.0%
Townhome (Y)	254	168,723,000	254	181,433,000	7.5%	7	237,000	7.4%
Zero Lot Line (RZ)	2	590,000	2	621,000	5.3%	0	0	5.3%
Other Residential	25	25,178,000	22	18,670,000	-25.8%	1	780,000	-19.2%
Vacant Res Land (LL / LR)	125	26,636,300	120	29,412,500	10.4%	0	0	4.5%
Total Real Property	1,812	2,058,332,700	1,851	2,185,432,300	6.2%	101	31,677,000	5.5%

Utility building/machinery and Railroad values are provided by the Minnesota Department of Revenue in August and are not included in this report.



The Portal

News from the City of Wayzata

March 2019

STATE OF THE CITY ADDRESS

You are invited to attend the State of the City luncheon on **Wednesday, March 27 at 11:30 a.m. - 1 p.m.** (program starts at noon) at the Wayzata Country Club. Mayor Ken Willcox will share updates on various projects and happenings in Wayzata. The event is hosted by the Greater Wayzata Area Chamber of Commerce. To register, go to wayzatachamber.com.

PROPERTY VALUATION NOTICE

When you review your property valuation notice in March, please note that your property tax is determined by the following four factors:

1. the amount of money spent by local taxing jurisdictions;
2. the impact of the market value exclusion credit;
3. the taxable market value of your property; and
4. your property classification.

If you disagree with the third or fourth factor, then you can appeal your property value with the Board of Appeal and Equalization. By law, only objections to the market value or property classifications of your property for the 2019 values for taxes payable in 2020 will be addressed. The Board will not discuss your current property taxes.

STEPS TO APPEAL YOUR PROPERTY VALUE:

What should you do if you believe the estimated market value or classification of your property is higher than other comparable properties?

Step 1 – Discuss this information with the City Assessor

If you believe that the estimated market value or classification of your property is incorrect, your first step should be to contact the City Assessor. He may be able to answer your questions without requiring your presence at the Board of Appeal and Equalization Meeting. Call the City's Assessor, Southwest Assessing, at 763-473-3978 to discuss this issue in greater detail. Please call immediately after receiving your value notice.

Step 2 – Attend Board of Appeal and Equalization Meeting*

If, after the Assessor has reviewed your property value and classification and you disagree with their findings, you still feel you have information to support an appeal, you should attend the Wayzata Board of Appeal and Equalization meeting on **Tuesday, April 2 at 5:30 p.m.** at Wayzata City Hall. Remember that the property owner is responsible for presenting evidence to the Board as to why the market value as determined by the assessor is not fair and equitable.

Appeals at the Board of Appeal and Equalization will be considered in the following order:

1. Residents who have met with the City Assessor but were unable to come to a mutual agreement on the estimated market value of your property.
2. Residents presenting their cases in advance of the meeting by letter or email.
3. Residents who have come directly to the Board without advance notice or without contacting the City Assessor prior to the meeting.

****Residents will be allowed three minutes to present their appeal to the Board. After the Board of Appeal and Equalization meeting, residents will be notified with the Board's decision. The Board may decide to hold a reconvened meeting for the purpose of considering the appeals presented on April 2. New appeals will not be heard at the reconvened meeting.***

CALENDAR OF EVENTS

Mon., March 4: Planning Commission Meeting

Tues., March 5: City Council Meeting

Sun., March 10: Daylight Saving Time Begins

Mon., March 18: Planning Commission Meeting

Tues., March 19: City Council Meeting

Wed., March 20: Parks & Trails Board Meeting

Mon., March 25: Charter Commission Meeting; Annual Storm Water Information Meeting, 5 p.m.

Wed., March 27: State of the City Address Luncheon, 11:30 a.m. - 1:00 p.m., (noon program) register: wayzatachamber.com

Mon., April 1: Planning Commission Meeting

Tues., April 2: Wayzata Board of Appeal and Equalization Meeting, City Council Meeting

Sat., April 13, 9 a.m. - 4 p.m. & Sun., April 14, noon - 4 p.m.: Friend of the Wayzata Library Book Sale, City Hall Community Room

Mon., April 15: Planning Commission Meeting

Tues., April 16: City Council Meeting

Wed., April 17: Parks & Trails Board Meeting

Thurs., April 18: Heritage Preservation Board Meeting

Fri., April 19: Good Friday - City Offices Closed

Thurs., April 25: Housing & Redevelopment Authority Meeting

DO YOU HAVE AN ASH TREE?



Ash trees provide numerous benefits to our community and experts predict that the emerald ash borer (EAB) will infest and kill all unprotected ash trees in Minnesota. EAB has recently been confirmed just outside the western border of the City of Wayzata. Effective protection options exist and the City of Wayzata has contracted with Rainbow Treecare to provide a city-wide discount for homeowners wishing to protect their ash trees.



EAB larvae damage on ash tree. Photo courtesy of Rainbow Treecare

This discount reduces the cost to protect an average Wayzata ash tree (17" diameter) to approximately \$100. Tree protection is less costly than tree removal and replacement. Visit rainbowtreecare.com/Wayzata or call 952-767-6920 for more details.

WAYZATA'S PARKS & TRAILS MASTER PLAN

Wayzata's Parks and Trails Board has been working on a Master Plan for the City's Parks and Trails to guide future changes and improvements. With the help of their consultant, after months of community engagements, they prepared a draft of the Master Plan. The City Council will consider the plan this spring. This draft is available for public review and public comments online at www.wayzata.org/parksmasterplan.

NOTICE IN INCREASE IN HENNEPIN COUNTY SOLID WASTE TAX

Effective April 1, 2019, Hennepin County Solid Waste Tax will increase from nine percent to 15.5 percent. There are two parts that make up the Solid Waste Tax that Wayzata residents see on their monthly utility bill; the Minnesota Solid Waste Management Tax (9.75%) and the Hennepin County Solid Waste Management Fee (was 9% will be 15.5%). The revenue collected from this fee is used to fund environmental programs such as waste reduction, reuse, recycling, land conservation, and problem material management. Wayzata customers with 35 gallon level of service will see an increase in their monthly solid waste bill of \$0.53; the 60 gallon level of service will increase \$0.87; and the 90 gallon level of service will increase \$1.22. Questions? Call Public Works at 952-404-5360.

SPRING ROAD REMINDERS

Reporting Potholes

With Minnesota's freeze and thawing cycles, springtime is the prime season for potholes. To report potholes located on City streets, contact Public Works at 952-404-5360.

Spring Road Weight Restrictions

Wayzata follows the MnDOT schedule for imposing and removing spring load limits. Restricting heavy loads minimizes road damage and extends life of the street during the spring freeze/thaw cycles when the road is soft and drainage is limited. Seasonal road restrictions for Wayzata are online at www.wayzata.org/RoadRestrictions.

DAKOTA RAIL REGIONAL TRAIL EXTENSION

The Three Rivers Park District and the City of Wayzata are working on the design of an extension to the Dakota Rail Regional Trail from Ferndale Road to Barry Avenue that will be funded by Three Rivers Park District. The design includes an off-street bike trail on the south side of Lake Street and will provide safe access for bicyclists. This project is timed to be a part of the renovation of Lake Street scheduled for late summer/early fall 2019.

On February 6, a community open house was held to review four design options for the trail and a public online comment period was held. The City Council reviewed the comments at the February 19 council workshop and will finalize the design at a council meeting in March.

READERS' CHOICE WINNER



Congratulations to the Wayzata Bar and Grill, winner Best Hamburger voted by readers of the Sun Sailor for the 2019 Readers' Choice Awards. Thank you for your votes!

UTILITY DIRECT PAY

There's an easier way to pay your utility bill! With direct pay, your utility payment will be automatically deducted from your checking or savings account every month. It's free and easy to sign up. Go to www.wayzata.org/utilitydirectpay, fill out the direct payment authorization form and return the form to Public Works. Questions? Call 952-404-5363 for more information.

ANNUAL TREE & SHRUB SALE

The City of Plymouth's annual low-cost tree and shrub sale begins **Friday, March 1**. Orders will be accepted through **Wednesday, May 1**. The sale features 10 varieties of trees, six shrubs and four fruit plants. The City of Wayzata made this arrangement for Wayzata residents to participate with the City of Plymouth tree sale to support our program to respond to the potential impact of Emerald Ash Borer on the local tree canopy. Visit plymouthmn.gov/treesale to place your order.

PUBLIC MEETING INFORMATION

Check wayzata.org for schedule and agendas, or call City Hall. Watch WCTV on Mediacom channels SD 8 or 107.2 and HD 808 or 107.1, or wayzata.org/WCTV for live streaming & onDemand.

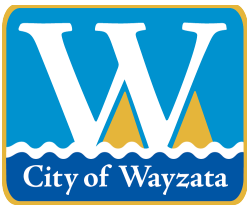
FIND US ONLINE

Subscribe to the City of Wayzata's Notify Me email/text messages at wayzata.org for more news and alert information. Visit our pages at [Facebook.com/CityofWayzata](https://www.facebook.com/CityofWayzata) and [Twitter.com/WayzataMNGov](https://twitter.com/WayzataMNGov).

QUESTIONS OR CONCERNS?

City Hall: 952-404-5300 • **Public Works:** 952-404-5360
Police: 952-404-5340 • **Fire:** 952-404-5337 • **Motor Vehicle/License Bureau:** 952-404-5320 • **Bar & Grill:** 952-473-5286
Wine & Spirits: 952-473-7191

To submit City related information for *The Portal*, send details to communications@wayzata.org before the tenth of every month. Information is collected one month in advance.



City Council Workshop City Council Agenda Report

MEETING DATE: April 2, 2019	WORKSHOP AGENDA ITEM: 2.
TITLE: Review of Updated Boatworks Redevelopment Concept (immediately following the LBAE meeting)	
PREPARED BY: Jeff Dahl, City Manager	
REVIEWED BY: N/A	

DISCUSSION OBJECTIVE:

To listen, ask questions, and provide feedback regarding the "Wayzata Boatworks Reimagined" Concept Plan.

BACKGROUND:

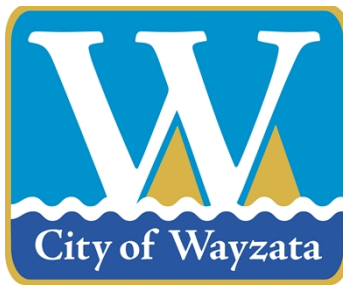
Rick Born, property owner of the Boatworks Building, along with his development partners of Steve Bohl and Terry Schneider, made a presentation to the City Council Work Shop on September 18, 2018 regarding a concept plan to redevelop the Boatworks site into a mixed use building with restaurant, office, and condos (See attached staff report).

Since then, the development group has been refining plans and has requested discussion on their updated concept prior to moving forward with any kind of development application. Recently, Mr. Schneider presented the conceptual plans at a Parks and Trails board meeting.

Attached is the updated concept plan and a sheet summarizing project benefits associated with the development.

ATTACHMENTS:

1. Boatworks Discussion Memo
2. Boatworks Workshop Packet 3-26-19
3. Boatworks Square Footages and Parking Summary as of 3-25-19
4. Boatworks Public Benefits Summary 3-26-19



City Council
Mayor Ken Willcox
Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

City Manager
Jeffrey Dahl

Date: September 13, 2018

To: The Honorable Mayor and Members of the City Council

From: Jeffrey Dahl, City Manager

Work Shop: Presentation of Conceptual Plan for the Redevelopment of 294 Grove Lane E---Boatworks Building

Update

Please see the attached project narrative and conceptual plan for the redevelopment of the Boatworks Site at 294 Grove Lane E. The objective of this agenda item will be for the development group to present and receive comments regarding their goals of the site, public benefits, and future public process.

Given the impacts and magnitude of this potential redevelopment, staff has invited all members of the Planning Commission, Housing and Redevelopment Authority (HRA), and Parks and Trails Board to observe the discussion. If the development group continues to pursue the redevelopment, there will be many additional opportunities for public feedback over the next several months.

The next step that requires City action would be to approve a “blight study” that would determine if the site would qualify to be a part of Tax Increment Financing (TIF) District #6. If the property is TIF eligible, TIF could be utilized to help pay for significant public improvements in and around the site.

Background

Earlier this summer, a group led by property and business owner, Rick Born, contacted staff regarding the potential redevelopment of the Boatworks Site. Staff relayed information to him regarding land use, zoning, parks and trails, economic development, and other variables in and around the site.

Given the size of the site and its key location on Lake Minnetonka, bookended by Wayzata Beach and the Depot, abutting the railroad, and adjacent to Lake Street, City staff recommended that the development team take a step back and closely consider the potential public benefits prior to requesting any public discussion of the project. Also, staff has requested the development process entail collaboration from the HRA, Planning Commission, and Parks and Trails Board.

Attachments

1. Boatworks Re-imagined Narrative, dated September 11, 2018
2. Boatworks Re-imagined Conceptual Site Plan and Renderings



Wayzata Boatworks Re-imagined

City Workshop 2 - April 2, 2019

Existing Conditions



Concept Site Plan



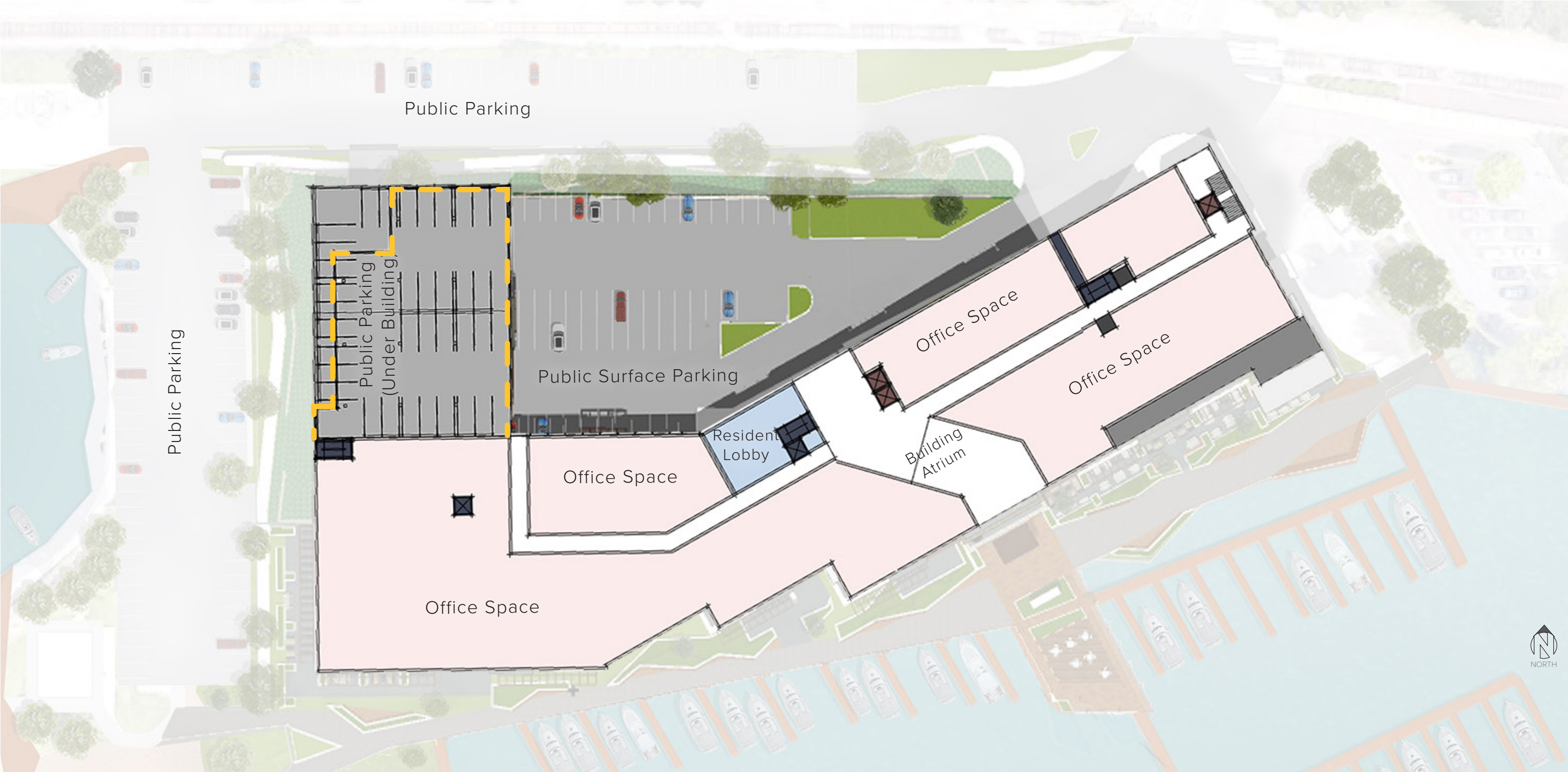
Conceptual Floor Plan - Lake Grade - Level 1



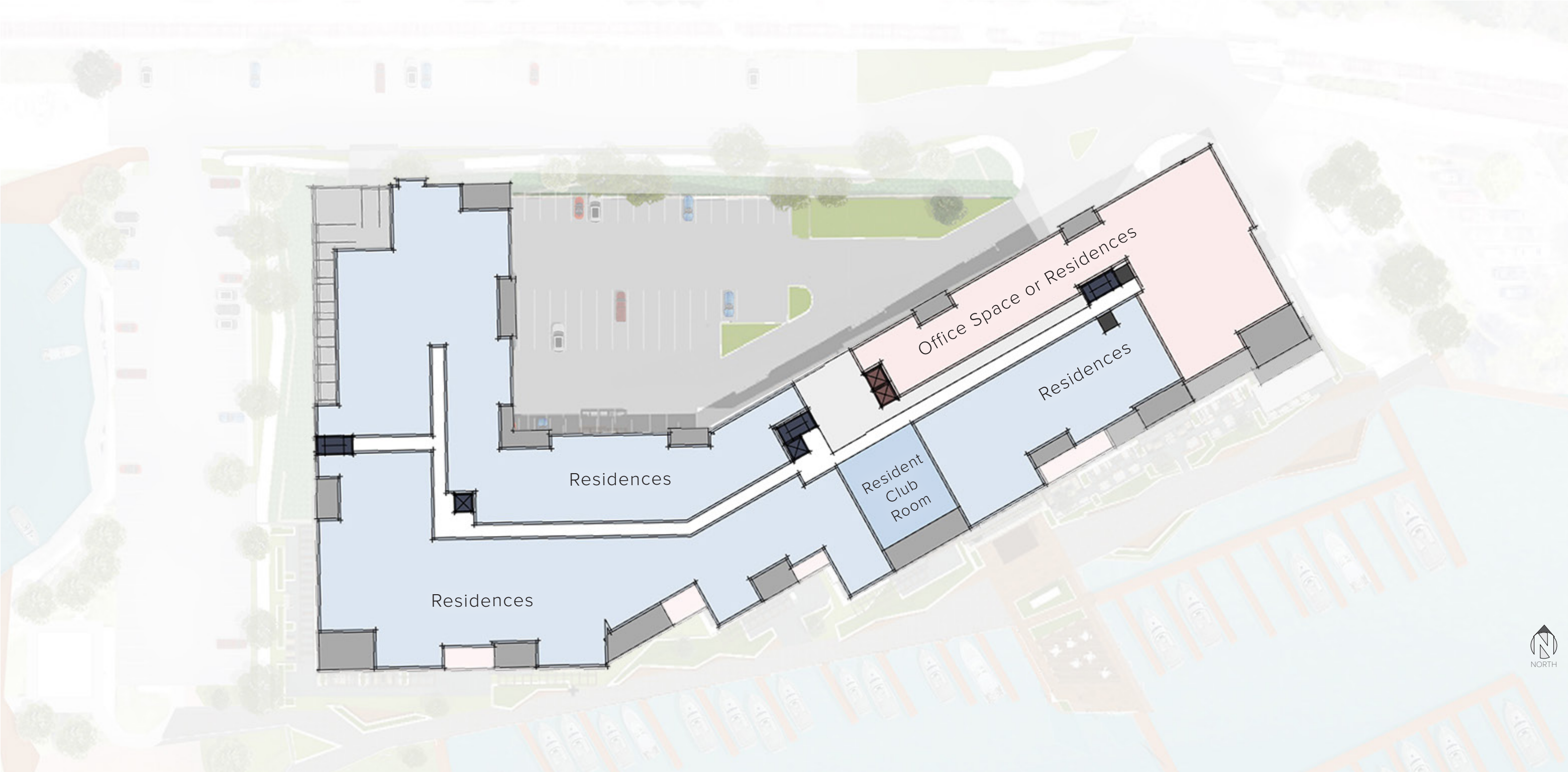
Conceptual Floor Plan - Mezzanine Parking - Level 1.5



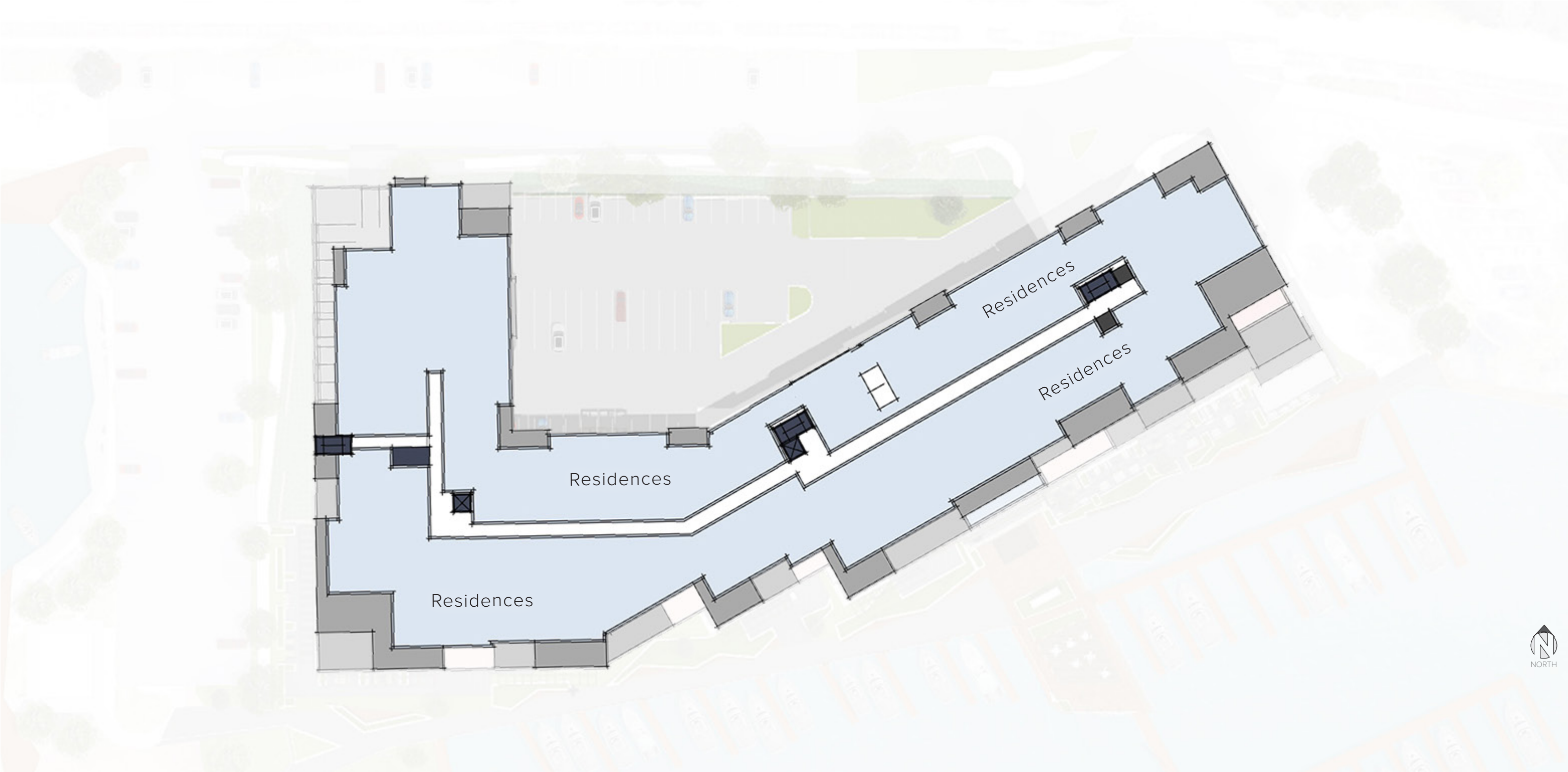
Conceptual Floor Plan - Parking Grade - Level 2



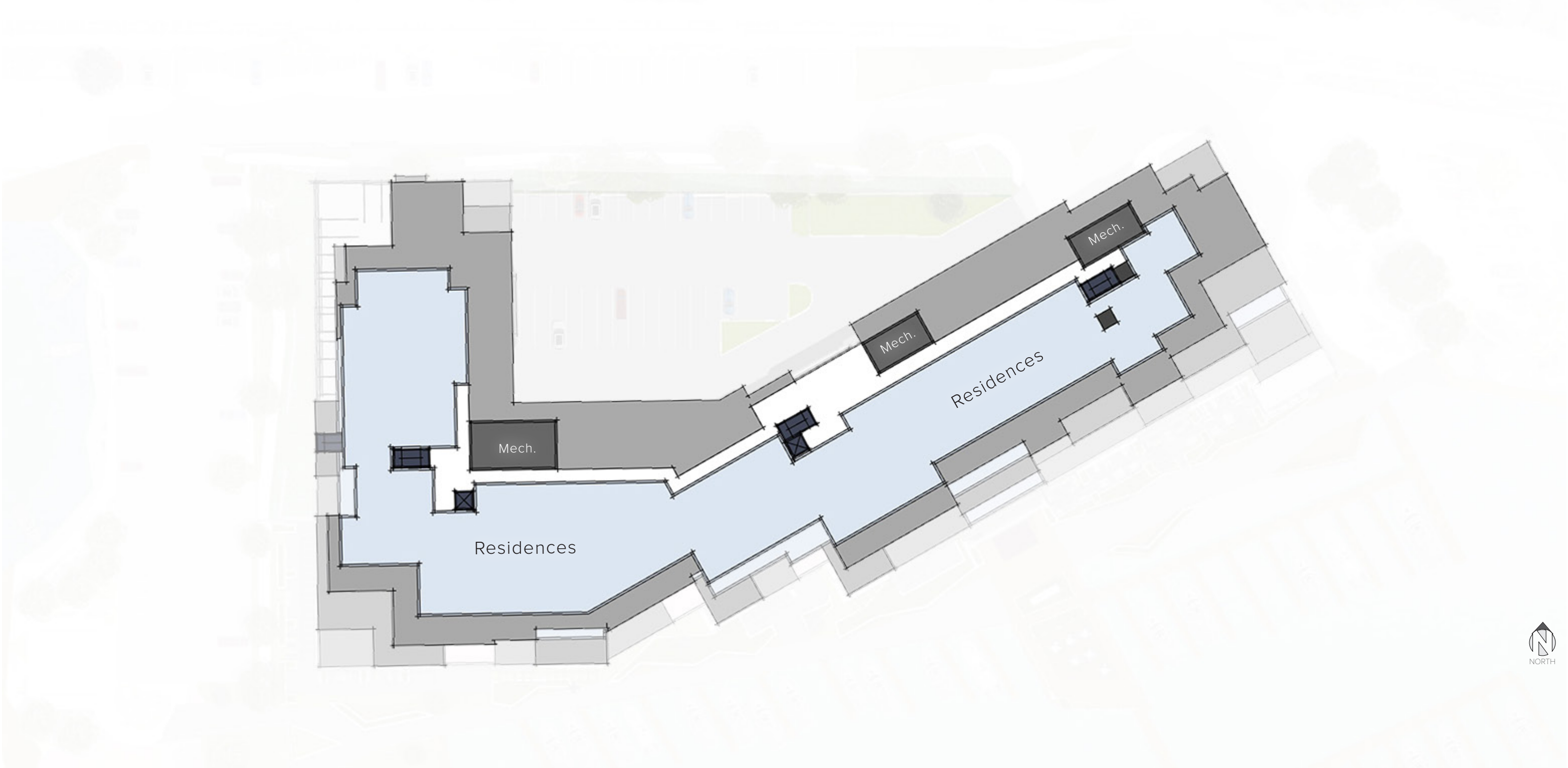
Conceptual Floor Plan - Level 3



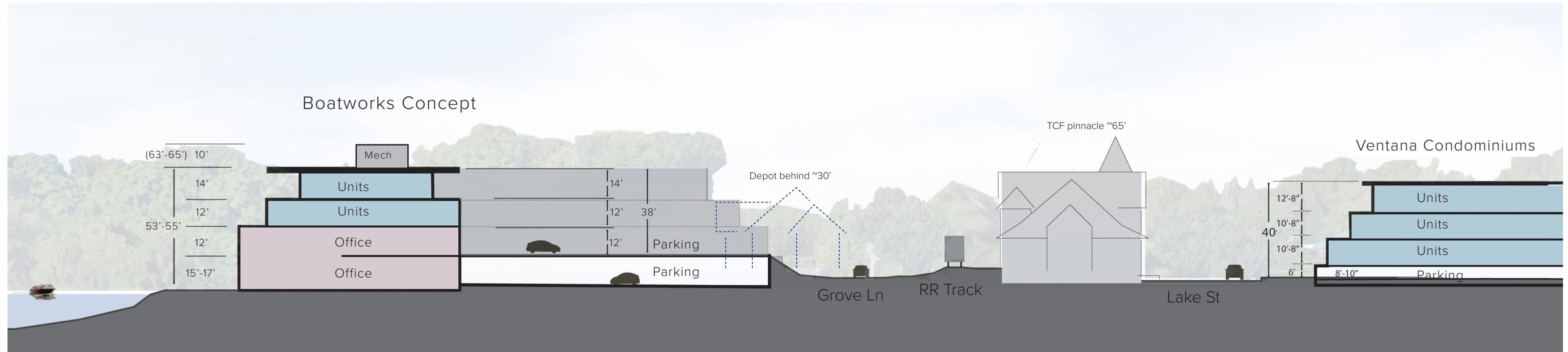
Conceptual Floor Plan - Level 4



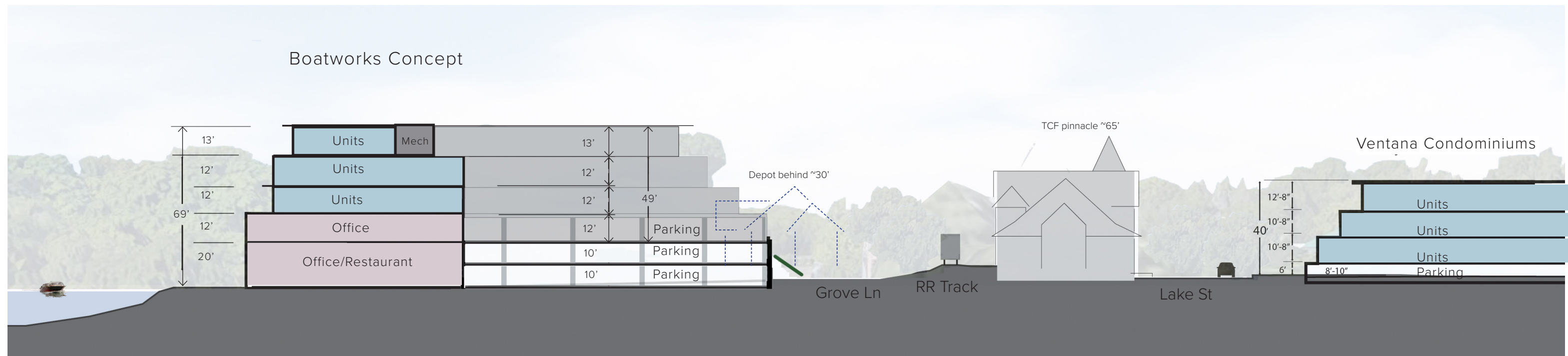
Conceptual Floor Plan - Level 5



Site Sections with Approximate Building Heights



Workshop 1 - September 18, 2018



Workshop 2 - April 2, 2019

A 3D architectural rendering of a waterfront park area. On the left is a large building with a stone and wood facade. A wide, sandy path leads from the foreground towards the building and a body of water in the background. Several people are shown walking along the path, including a man in the foreground walking a dog. The sky is blue with scattered clouds.

Exterior Animation



Boatworks Phase 3 Redevelopment									
Parking per Concept plan as of 3/25/19									
Base Parking									
			Unit		Stalls per unit	Total required			
	Condominiums	33	Units		2	66			
	Office (90%)	61,675	SF		333	185			
	Marina	75	Slips		70%	53			
	Restaurant (90%)	7,917	SF		66	120			
						424			
Parking required per Joint Facilities formula (801.20.9)									
					Weekday			Weekend	
				Midnight to 7:00 AM	7:00 AM to 6:00 PM	6:00 PM to Midnight	Midnight to 7:00 AM	7:00 AM to 6:00 PM	6:00 PM to Midnight
	Condominiums	66		66	66	66	66	66	66
	Office	185		9	185	9	0	19	0
	Marina	53		0	21	11	0	39	14
	Restaurant	120		12	84	120	24	84	120
				87	356	206	90	208	200
	Adjusted Required parking	356							
Height analysis with mezz level parking added:									
	Provided parking:	Number of parking spaces provided		Level		Elevation	Difference from podium	Difference from grade	
	Grade Level	129		Grade level		934			
	Secure condo parking	66		Mezz level		943			
	Mezz public pkg	14		Street/podium		954			
	Podium level parking	85		First Resid. Level		966			
	Shaver McCarthy property	85		Second Resid. Level		978			
	Total provided	379		Third Resid. Level		990			
				Roof elev.		1003	48 ft	69 ft	
	Excess Parking spaces	23							
Summary of approximate square footage									
	Category			Square Ft					
	Residential units (net SF)			106,572	SF				
	Residential common area/support space			28,404	SF				
	Office usable area			68,528	SF				
	Office allocated common area			17,203	SF				
	Restaurant usable area			8,797	SF				
	Restaurant allocated common area			2,208	SF				
	Non-allocated area (Mech, Elec. etc.)			8,228	SF				
	Building Gross area			239,940	SF				
	Area of structured parking			66,517	SF				

WAYZATA BOATWORKS | REIMAGINED

City Workshop 2 | April 2nd, 2019

Summary of Boatworks Redevelopment Benefits

Architecturally Significant – “Century Opportunity”

- Compelling architecture designed with an impressive nod toward the future
- Replacement of an outdated, inefficient, overly-remodeled building
- Uses that reflect the past – present – future while drawing public into the west end of Lake Street and Boatworks property
- West End Revitalization

Vitality

- Lake Street in Wayzata has changed. This “last” significant lake front redevelopment property will complete an uplifted phase of redevelopment and a renewed vitality of Wayzata real estate
- Public activity with long-term, enhanced beachfront and Depot use, benefitting the residents of Wayzata
- Improved connection to trail systems and integration of Lake Effect goals while providing the most enhanced and desirable lake front connection from east Lake Street to the beach
- Priority of improving and inviting pedestrian traffic for a better experience and greater sense of safety

Parking Improvements and Solutions

- Enhanced parking ratio that eliminates the shared use in the beach parking area
- Allows for more overflow parking from the beach with the use of Boatworks public parking areas
- Improved sense on “where to park” for public visitors, owners and tenants
- New building design pulls back 30’ from existing building corner bringing more space and simplicity to pedestrian and vehicle traffic
- The Boatworks budget would include reconstructing the beach parking lot and a portion of Grove Lane north to reduce flooding and improve deteriorated surfaces.

Environmental

- Current storm water quality features do not meet today’s standards for water draining into Lake Minnetonka. A new storm water drainage system will treat virtually all of the rain water from the Boatworks and at the same time allow for the re-design and enhancement of the NURP pond as an environmental feature.

Financial

- Significantly increased tax value of the property